

RETURN OF PROSPERITY HERALDED BY GREATEST BUYING CAMPAIGN IN HISTORY OF NEW YORK'S SUBURBAN SECTION



"TWIN ELMS" at ESSEX FIELDS, N.J. SOLD RECENTLY BY CHAS. W. NICHOL THROUGH F. M. CRAWLEY and BRO.



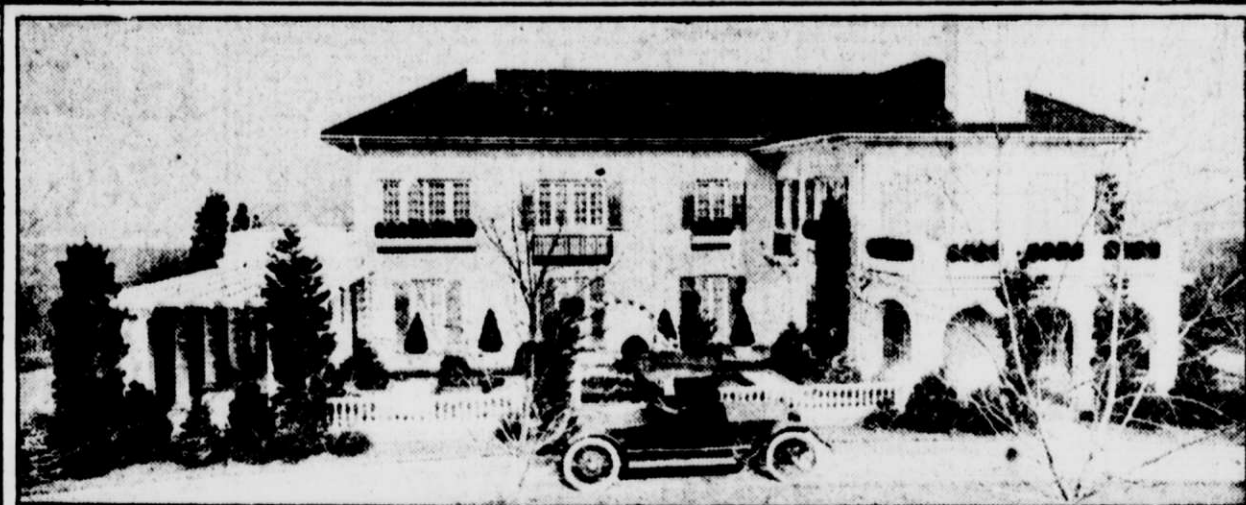
"VIEW ON MONTROSE STEWARD ESTATE" at PEESKILL, HOME OF LINCOLN'S and JOHNSON'S CABINET OFFICER, SOLD BY HORACE S. ELY & CO. and NICHOLS and ROBBIE



TUSCAN, VILLA, HOME OF HENRY NILES ON LOWER CASCADE LAKE, WEST LAKE DRIVE, BRIGHTWATERS, L.I.



HENRY T. FARRAR PROPERTY at LAWRENCE PARK BOUGHT BY FREDERICK GELLER THROUGH FISH and MARVIN



ITALIAN VILLA at KENSINGTON-GREAT NECK, SOLD TO MRS. LOUIS M. ANSLEY by THE RICKERT-FINLEY REALTY CO.



WYNDHURST \$200,000 ESTATE OF GILBERT M. PLYMPTON at GREAT NECK, L.I. BOUGHT BY SHERWOOD ALDRICH THROUGH PEASE and ELLMAN.



ULLMAN ESTATE at TARRYTOWN LEASED BY FISH and MARVIN TO MRS. STANLEY MCCORMICK, DAUGHTER OF JOHN D. ROCKEFELLER



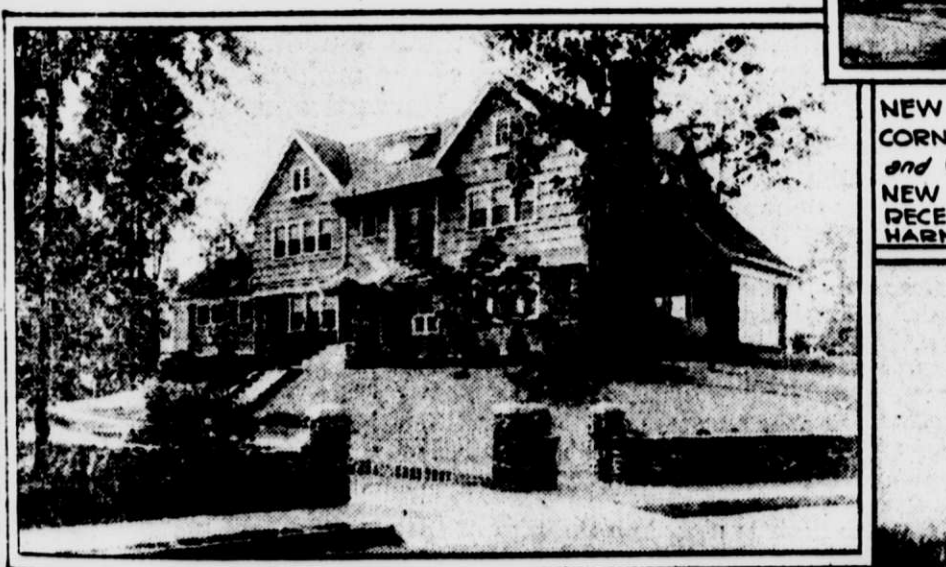
NEW HOME OF H. M. OLCOTT CORNER BEECHMONT DRIVE and MONTGOMERY PLACE NEW ROCHELLE, SOLD RECENTLY BY CLIFFORD B. HARMON and CO.



HENRY IVES COBB ESTATE OF 360 ACRES at BREWSTER SOLD BY D. B. FREEDMAN TO CLINTON SINGER.



\$600,000 ESTATE at BRIARCLIFF BOUGHT RECENTLY BY OLIVER B. MAIRS THROUGH FISH and MARVIN.



PARK HILL PLACE OF CHARLES S. HUNTLEY, SOLD BY GEORGE HOWE TO E. F. COLE.



HILLDALE RESIDENCE OF THE LATE DANIEL E. SEYBEL at PORTCHESTER SOLD BY BRYAN L. KENNELLY.



GEN. IVES' ESTATE OF 65 ACRES at OSSINGEN BOUGHT BY HIRAM C. BLOOMINGDALE of BLOOMINGDALE BROS.



BROADVIEW, ENGLISH MANOR HOUSE at NEW ROCHELLE, SOLD BY H. M. OLCOTT TO MRS. FRANK M. WILSON, THROUGH CLIFFORD B. HARMON & CO.

APARTMENTS NEAR NEW CATHEDRAL SOLD

Ramona and Charlemagne on 111th St., Held at \$700,000. Bought by Investor.

The Ramona and Charlemagne on 111th street just west of Broadway were sold yesterday by an investor, a member of the P. B. Wood, W. H. Dolson Company. A house something under \$100,000 was sold for the two houses, which are eight stories high and cover 100,000 feet of the street and 100 feet deep. The property is known as 111th St. West 111th street. Though sold several years ago the houses are among the best income properties in the neighborhood. There are eighty apartments in the two buildings, which bring a return of about \$40,000 a year. The Ramona Realty Company, which sold the Ramona yesterday, has owned the house since the latter part of 1912. The company bought them from the Meek company, which several months previous had the property as an investment.

of the country is experiencing great prosperity need not remain long in the minds of pessimists. All that is necessary to get at the truth of the country's economic situation is an estimate of the suburban realty business about New York. No great search will be required to convince one that prosperity is here in great force, for there has never been so much buying of country houses as there has in the last six months. The demand has not lessened a bit; in fact it has increased, particularly since New Year's, an indication, according to observers, that country house buying is no sudden flurry, but a substantial movement backed by the general business prosperity.

Evidence of this is seen in the variety of country house seekers. They include bankers, brokers, large and small merchants, manufacturers of munitions for warring nations and just ordinary workers who have decided that the period of apprehension is past and that they might as well fulfill the dream of a place in the country. As has been said, there has never been a year like the present for volume. This applies also to quality, for there has never been

a year during which more costly homes have been bought and sold. Hundreds of thousands of dollars have been passed in many of the deals announced in the real estate columns of THE SUN since the close of last summer. The site of many fine homes, has been the center of Westchester's buying movement. Since last September men who know say \$5,000,000 worth of property

has experienced unparalleled buying and civic organizations. Fire Commissioner Adamson explained to the legislators that the bill in no way changes the present law but merely places its enforcement in the hands of local authorities whose duties are clearly defined, thereby doing away with the evils of divided authority.

From Walter Landner, who actually drew the bill, the legislators heard that the effect of the measure would be to centralize authority under such jurisdiction that life and property will be better protected without friction between authorities and without the overlapping of jurisdiction, so costly to the city and the property owner. Deputy Commissioner Charles Partridge, Brooklyn Board of Brokers; P. J. Reville, Builders Protective Association; The Bronx; Edward A. MacDougall, Chamber of Commerce; Queens; Clarence S. Shumway, North side Board of Trade; B. E. Martin, Building Managers Association; Robert S. Binkerd, City Club; David H. Knott, Hotel Men's Association, and Paul J. Bonwill, Retail Dry Goods Association.

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Audubon avenue and 170th street, a six story apartment, built a few years ago, and occupying a lot 20x95. To exchange the buyer gave 115 to 119 East Ninetieth street, two 4 story and one 5 story flat, on plot 75x100, near Park avenue, which they acquired last December from Katherine E. Lantry. The Ninetieth street property is in the midst of the upper East Side building movement.

RICHMOND DWELLING SITES.

J. Sterling Drake has sold for Elizabeth A. Lefevre of New Paltz, N. Y., to Stanislaw Lysydzak a plot 50x124, on the east side of John street, Port Richmond, S. I., for improvement with two two family houses.

MANHATTAN-BRONX TRADE.

WEST 53D STREET—John J. Tully has bought 246 West Fifty-third street, a five story tenement, on lot 25x100.5, through Brady & Reale, in part payment for 1887 Carter avenue, a five story apartment house, on plot 37.6x85.

WOMAN BUYS BAYSIDE HOUSE.

Bramwell Davis has sold to Miss Alice M. Perry of Flushing, for investment, the house just completed by John Joskusky, on the west side of First street, about 250 feet north of Montauk avenue, Bayside. The price was \$4,500.

NEW BUILDING FOR 42D STREET LESSEE

Drawing Material Firm Takes Bishop Property Under Long Lease.

The Defiance Manufacturing Company, largest dealers in drawing materials in the world, headed by John B. Stetson, has decided to join the rapidly developing high class business colony in Forty second street west of the Grand Central station. The company leased yesterday through Homer Foote, Jr., and Horace S. Ely & Co. the Bishop estate property at 22 East Forty-second street for a period of twenty years. A yearly rental based on a valuation of \$200,000, a figure which, it is understood, does not represent the rent to be paid by the Defiance company for the use of the property for a single year. The property is now covered with a

six story building 22 feet wide and 98.9 feet deep, a high building in the block on the south side of the street between Fifth and Madison avenues. A new building six stories high and 100 feet wide will be erected at a cost of about \$1,000,000. The Defiance company occupies the ground floor of the building.

BRONX REAL ESTATE.

BRYANT AVENUE—John H. Dempsey has sold 115 Bryant avenue, a five story apartment house, to Mr. John Young, who gave \$1,000,000 and a three story frame building on one-half acre at Huntington. Mr. J. J. Dempsey has sold to the Bishop Building Company a plot 15,000 facing Walton avenue and Grand Boulevard and 100,000 facing 185th street, a plot 120x100 feet, on Grand avenue, near 185th street, in part payment for 2120 Montauk avenue, improved and ready for building.

There has been much buying along the Hudson River and through the central section of the County. Some of the properties sold through these sections are the Eastman estate at Tarrytown, James Court at Ardsley, Palmer estate at 100th Street, Edwin Gould Seward estate at Peekskill, Geo. Foster estate at Ossining by Hiram C. Bloomingdale, Child farm and close estate at Greenburgh, the Henry Ives Cobb estate at Brewster, Treadwell place and Mares property at Briarcliff and the Lawrence Park place of Henry T. Farrar.

Buying through Long Island has been principally in the exclusive North Shore section, where Otto Kahn, Mortimer Schiff, Sherwood Aldrich, H. A. Bixley, A. C. Bedford, J. Henry Alexander, Ste-

phen Millet and former Governor Faxon of Tennessee have secured places. Considerable money has been expended in the sections for average suburban estate development. A number of well known people, residents of Westchester county and elsewhere, have been buying in the suburban field in the last six months. These five, though they are only a small part of the total, represent millions of dollars.

TO ACT THIS WEEK ON INSPECTIONS BILL

Legislature Likely to Pass Measure at Once—Many Speak for It.

Impressed by the demands of city authorities and representatives of real estate and commercial interests, voiced at a hearing last week at Albany, the Cities Committee of the Assembly and Senate have reported favorably on the Lockwood-Ellenbogen bill to consolidate building inspections, and it is stated that the bill will be passed by both houses early this week. With the Mayor working actively for the bill and the Governor favoring the betterment of the city, it is thought that the measure will be made a law by the end of this month, thereby bringing to an end duplicate inspections, which for several years have caused great confusion in the building world and unnecessary loss to property owners.

Twenty men representing New York city officially and practically every phase of local industry were in the party that went to Albany last week to urge upon the Legislature the immediate need of reforms for which the Lockwood-Ellenbogen bill provides. Included in the delegation were a number of men who opposed a similar measure last year. Borough President Pounds, representing the Board of Estimate, the Borough President of Buildings said that the bill represented the combined thoughts of those interested in betterment of building, working and living conditions throughout the city and that the changes provided by the bill are necessary if the city is to be relieved from harassing conditions that now surround the building and real estate world. Borough President Connolly of Queens declared that the passing of the bill is necessary to the wealth of the city represented in its real estate values is to be preserved. Laurence McGuire, president of the Real Estate Board, told of the great advantages that would come to New York city if the measure became law, and his claims were supported by Alfred E. Marling, who last year appeared in opposition to the first inspection consolidation bill. Alfred R. Kirkus, chairman of the conference committee of Real Estate and Commercial Organizations that has been working for the bill for two years, reported that the present measure has been under consideration by local interests for more than two months, during which time it has been

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